



PROJECT ID# _____

Grove City Planning Commission

METHOD OF REZONING APPLICATION

Please provide the requested information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

AUG 03 2015

grovecityohio.gov/development

TYPE OF REQUEST

☐ Standard Rezoning ☐ PUD Rezoning ☐ Zoning Upon Annexation ☒ Use Approval

TEXT MODIFICATION

PROJECT / PROPERTY INFORMATION

PROJECT NAME: THE WOODS OF PINNACLE

PROJECT LOCATION: .1 MILE EAST OF McNULTY + PINNACLE CLUB DR.
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 160-000298-00 ACREAGE AFFECTED BY THIS APPLICATION: 31.71 ACRES

EXISTING ZONING: PUD-R EXISTING LAND USE: RESIDENTIAL

PROPOSED ZONING: N/A PROPOSED LAND USE: N/A

PROPERTY OWNER INFORMATION

Note: Property ownership information is to reflect how the property is held in accordance with the Franklin County Auditor's Office.

SCHOTTENSTEIN HOMES 140 MILL ST SUITE A, GAHANNA, OH 43230
Name Address City, State, Zip
614-478-1100 614-635-2873 VJL@SCHOTTENSTEINHOMES.COM
Phone Fax Email

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

SCHOTTENSTEIN HOMES
Name Title Company / Organization
140 MILL ST. SUITE A, GAHANNA, OH 43230
Address City State, Zip
614-478-1100 614-635-2873
Phone Fax Email

AUTHORIZED REPRESENTATIVE

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative you have the proper authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant and related parties.

HANNA COPPEL SALES + MKTG COORDINATOR SCHOTTENSTEINHOMES
Name Title Company / Organization
140 MILL ST. SUITE A GAHANNA, OH 43230
Address City State, Zip
614-478-1100 614-635-2873 HANNA@SCHOTTENSTEINHOMES.COM
Phone Fax Email
EMPLOYEE

Relationship to the Applicant (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

SUBMITTAL REQUIREMENTS

Instructions: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Fee Calculation

Submittal Items

(check box)

Application Fee: \$ 100.00

Completed Application (signed and notarized): ☐Submittal Fee: ☐Ten (10) Copies of Plans (folded and collated): ☐

PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)

I SCOTTENSTEIN HOMES, the current property owner hereby authorize the applicant HANNA COPPEL to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize City representatives to visit and/or photograph the property described in this application.

Signature of Current Property Owner: _____ Date: 8/8/16

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 8 day of August


Official Seal and Signature of Notary Public



JOAN M. CAPPA
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
October 21, 2018

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I HANNA COPPEL, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: Hanna Coppel Date: 8/8/16

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 8 day of August, 2016


Official Seal and Signature of Notary Public



JOAN M. CAPPA
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
October 21, 2018

FOR OFFICE USE ONLY		
DATE RECEIVED: <u>8/8/16</u>	RECEIVED BY: <u>mh</u>	PAYMENT AMOUNT: <u>\$100.00</u>
TENTATIVE PC MEETING DATE: <u>9/6/16</u>	PC RECOMMENDATION:	CHECK NUMBER: <u>24318</u>
PROJECT ID NUMBER: <u>201608080055</u>		



PETITION TO CHANGE THE ZONING MAP OF THE CITY OF GROVE CITY

(TEXT MODIFICATION ONLY)

We, the undersigned, hereby request the rezoning of the following described property and petition for changing the Grove City Zoning map:

LOCATION OF
PROPERTY .1 MILE EAST OF INTERSECTION
OF McNULTY & PINNACLE CLUB DRIVE

EXISTING ZONING PUD-R PROPOSED ZONING N/A

PETITIONER NAME (PLEASE PRINT) HANNA COPPEL

PETITIONER'S SIGNATURE 

OWNER NAME (PLEASE PRINT) SCHOTTENSTEIN HOMES

OWNER'S SIGNATURE 

DATE 8/8/10

THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: METHOD OF REZONING



ALL APPLICATIONS

- ☒ One (1) original, signed application and nine (9) copies
- ☒ Appropriate fee (\$100)
- ☒ Ten (10) copies of the project narrative describing the proposed use
- ☒ Ten (10) copies of the metes and bounds legal description of the area to be rezoned / TEXT MODIFICATION
- ☒ Nine (9) copies of the map (no larger than 11 x 17) and one copy (8½ x 14) outlining the said parcels to be rezoned (APPROVED DEVELOPMENT PLAN)
- ☒ Ten (10) copies of a listing of names and tax mailing addresses of all persons, corporations and entities contiguous to and across the street from the proposed zoning change
- ☒ N/A If applicable, ten (10) copies of a traffic study indicating potential traffic generation for the proposed site
- ☒ One (1) original and nine (9) copies of the signature of Property Owner of Record
- ☐ **Please note the following:** Twenty (20) additional copies of revised submittals are required for the Planning Commission hearing

PUD REZONING

- ☐ Ten (10) copies of the City Council resolution from the Clerk of Council indicating City Council's approval or disapproval of the Preliminary Development Plan

ZONING UPON ANNEXATION

- ☐ Ten (10) copies of the City Council resolution indicating that municipal services can be provided to the site upon its annexation to the City of Grove City

For additional information, contact the Grove City Development Department at 614-277-3004 or visit our website at www.grovecityohio.gov/development.